

80-39-A
244

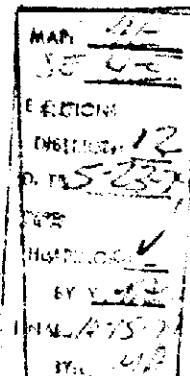
PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GARRY T. & JERILENE L. WARBLE legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1202.3.C.1(303.1) to permit a front yard setback of 50 ft. instead of the average 52 ft. 03 in. from the centerline of Cornwall Road.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The existing bedroom and livingroom are too small, and additional area is needed. This additional expansion can only be accommodated on the front of the existing residence.



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE August 24, 1979
Contract purchaser Garry T. Warble Legal Owner
Address 3108 Cornwall Rd.
Dundalk, Md. 21222
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of May, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 16th day of August, 1979, at 10:15 o'clock A. M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Saylert, Director Date August 7, 1979
Office of Planning and Zoning
FROM: _____
SUBJECT: Petition #80-39-A, Item 244

Petition for Variance for front yard setback
West side of Cornwall Road 187.83 feet South of Morningside Road
Petitioner - Garry T. Warble, et ux.

12th District

HEARING: Thursday, August 16, 1979 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Saylert
John D. Saylert, Director of Planning and Zoning

JdS:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Cornwall Rd., 187.83' :
S of Morningside Rd., 12th District : OF BALTIMORE COUNTY
GARRY T. WARBLE, et ux, Petitioners : Case No. 80-39-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Garry T. Warble, 3108 Cornwall Road, Dundalk, Maryland 21222, Petitioners.

John W. Hession, III
John W. Hession, III

August 24, 1979

Mr. & Mrs. Garry T. Warble
3108 Cornwall Road
Baltimore, Maryland 21222

RE: Petition for Variance
W/S of Cornwall Road, 187.83' S
of Morningside Road - 12th Election
District
Garry T. Warble, et ux -
Petitioners
NO. 80-39-A (Item No. 244)

Dear Mr. & Mrs. Warble:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:arl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

SURVEYOR'S DESCRIPTION

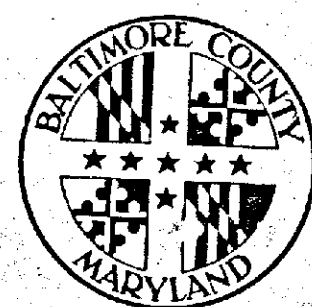
Beginning at a point on the West Side of Cornwall Road,
186' South of the Intersection of Cornwall & Morningside Rds.
Being Lot #9 as shown on Plat of "Dundalk" Recorded in Plat
Book 13, Folio 128. Also known as 3108 Cornwall Rd. .

Garry T. Warble &
Jerilene L. Warble
3108 Cornwall Rd.
Dundalk, Md. 21222

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Garry T. Warble
3108 Cornwall Road
Dundalk, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th day
of May, 1979.

William E. Hammond
Zoning Commissioner

Petitioner Garry T. Warble et ux
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

August 13, 1979

Chairman
Nicholas B. Commodari

Mr. & Mrs. Garry T. Warble
3108 Cornwall Road
Dundalk, Maryland 21222

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 244
Petitioners - Garry T. Warble et ux
Variance Petition

Dear Mr. & Mrs. Warble:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plan that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:lk

Enclosures

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance should be granted.

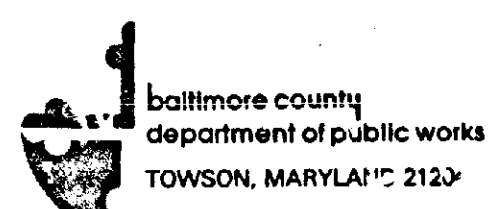
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of August, 1979, that the herein Petition for Variance to permit a front yard setback of 50 feet to the center line of Cornwall Road in lieu of the average 52.25 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

July 9, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #244 (1978-1979)
Property Owner: Garry T. & Jerilene L. Warble
W/S Cornwall Rd. 187.83' S. Mornington Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 50' to the center of Cornwall Rd. in lieu of the average 52.25'.
Acres: 0.1435 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There are no fire hydrants along Cornwall Road in this vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 244 (1978-1979).

Very truly yours,
[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
cc: W. Munchel
F-SE Key Sheet, 16 SE 20 Pos. Sheet
SE 4 E Topo, 103 Tax Map



LESLIE M. LRAEF
DIRECTOR

July 31, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammo :

Comments on Item #244, Zoning Advisory Committee Meeting, May 29, 1979, are as follows:

Property Owner: Garry T and Jerilene L. Warble
Location: W/S Cornwall Road 187.87' S. Mornington Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 50' to the center of Cornwall Road in lieu of the average 52.25'.
Acres: 0.1435
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
[Signature]
John L. Wimbley
Planner III
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 3, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

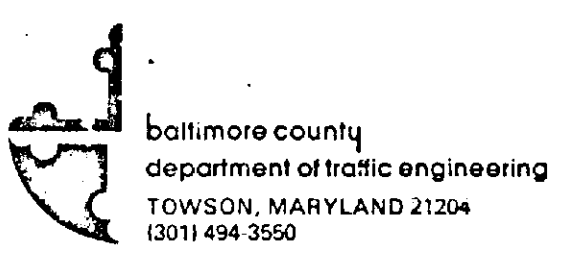
Comments on Item # 244, Zoning Advisory Committee meeting of May 29, 1979, are as follows:

Property Owner: Garry T & Jerilene L. Warble
Location: W/S Cornwall Rd. 187.83' S. Mornington Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 50' to the center of Cornwall Rd. in lieu of the average 52.25'.
Acres: 0.1435
District: 12

Metropolitan water and sewer exist; therefore no health hazards are anticipated.

Very truly yours,
[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:phg.



STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment about the following
Items: Nos. 242, 243, and 244.

Sincerely,
[Signature]
Michael S. Flanigan
Engineering Associate II

MSF/mz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Office of Planning and Zoning
FROM: Lt. Thomas F. Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of May 29, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Date: July 6, 1979

- ITEM # 242 Property Owner: C & P Telephone Company of Maryland
Location: SE/C Westminster Pike & Harvestview Ave.
(Wolf Ave)
No Comments
- ITEM # 243 Property Owner: Kirsch Homes, Inc.
Location: SE/S Ravenhurst Cir. opp. Antique Ln.
No Comments
- ITEM # 244 Property Owner: Garry T. & Jerilene L. Warble
Location: W/S Cornwall Rd. 187.83' S Mornington Rd.
No Comments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting
of May 29, June 5 and June 1, 1979

Date: June 15, 1979

- MEETING May 29, 1979
- ITEM 241 See Comments
242 See Comments
243 Standard Comments - No objections
244 Standard Comment - No Objections
- MEETING June 5, 1979
- ITEM 245 See Comments
246 Parking variance - No comment.
247 See Comments
248 Standard Comment
- MEETING June 19, 1979
- ITEM 249 See Comments
250 See Comments
251 See Comments
252 See Comments
253 See Comments
254 Standard Comment
255 See Comments

[Signature]
Ted Burnham, Chief
Plans Review

TB:rtj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 25, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 29, 1979

RE: Item No: 241, 242, 243, 244
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
W. Nick Petrovich,
Field Representative

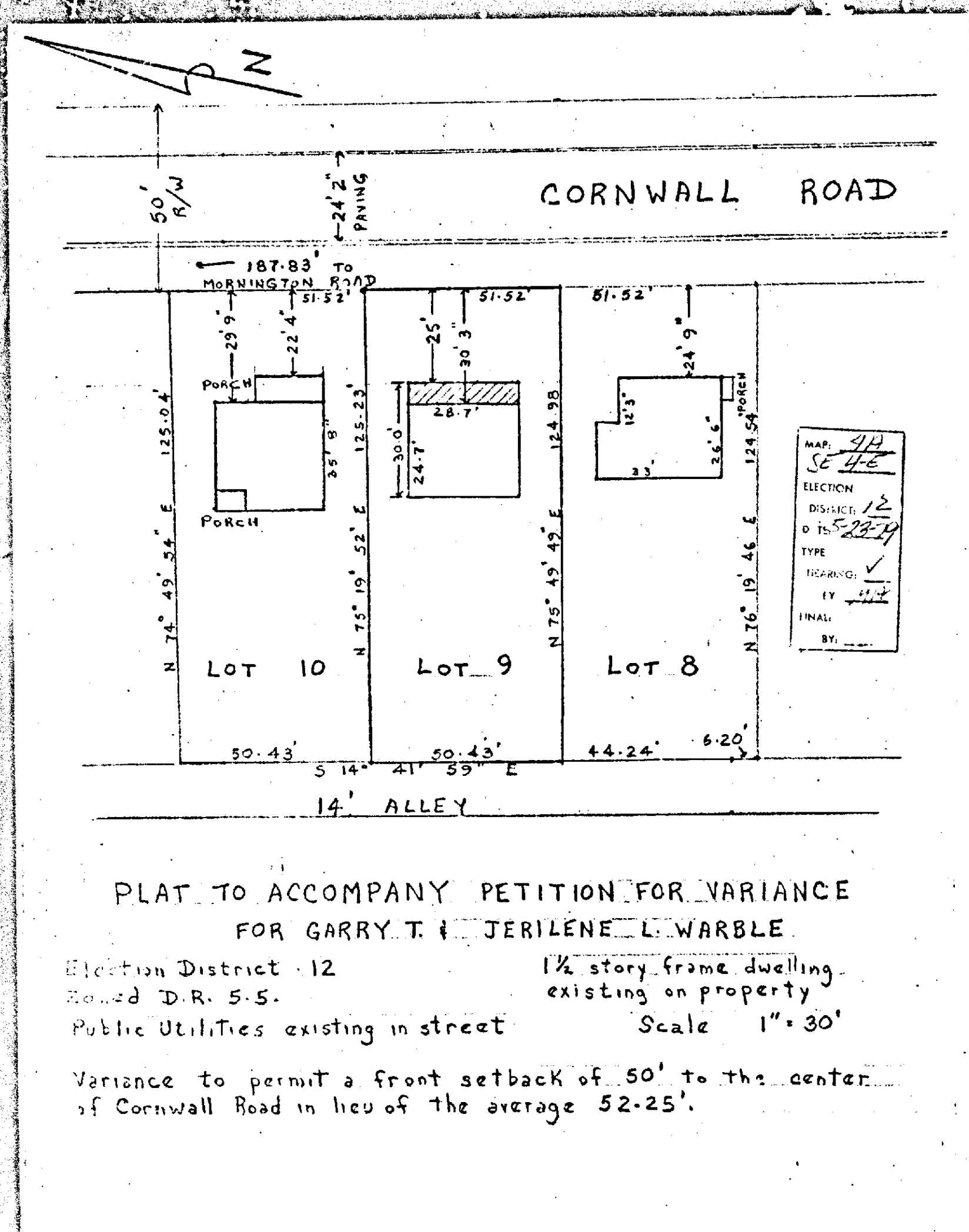
KNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOISARIS

THOMAS H. ROYER
MRS. LETHAINE F. CUNLiffe
ROGER B. HAYDEN

ALVIN LORECK
MRS. HILTON R. SMITH, JR.
RICHARD W. TRAFLET, D.V.P.

NOV 07 1979



PETITION FOR VARIANCE
12th District
ZONING: Petition for Variance for front yard setback
LOCATION: West side of Cornwall Road 187.83 feet South of Mornington Road
DATE & TIME: Thursday, August 16, 1979 at 10:15 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit a front yard setback of 50 feet to the center of Cornwall Road in lieu of the average 52.25 feet.
The Zoning Regulation to be excepted as follows:
Section 1802.3.C.1(303.1) - front yard setback
All that parcel of land in the Twelfth District of Baltimore County
Beginning at a point on the West Side of Cornwall Road, 188' South of the intersection of Cornwall & Mornington Rds. Being Lot No. 9 as shown on Plat of "Dundalk" Recorded in Plat Book 13, Folio 128. Also known as 3108 Cornwall Rd.
Being the property of Gary T. Warble, et ux, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, August 16, 1979 at 10:15 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Aug. 9, 1979

THIS IS TO CERTIFY, that the annexed advertisement of Wm. E. Hammond, Zoning Commissioner of Balto County in matter of petition by Gary T. Warble was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for ~~one time~~ **successive weeks** before the 3rd day of August, 1979; that is to say, the same was inserted in the issues of

August 2, 1979

Kimbel Publication, Inc.
Publisher.

By Kimbel P. Olke

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ **successive weeks** before the 16th day of August, 1979, the first publication appearing on the 2nd day of August 1979.

THE JEFFERSONIAN
S. Frank Struth
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE
12th District
ZONING: Petition for Variance for front yard setback
LOCATION: West side of Cornwall Road 187.83 feet South of Mornington Road
DATE & TIME: Thursday, August 16, 1979 at 10:15 A.M.
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Being the property of Gary T. Warble, et ux, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, August 16, 1979 at 10:15 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of:
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County
AUG. 2

PLAT TO ACCOMPANY PETITION FOR VARIANCE FOR GARRY T. & JERILENE L. WARBLE

Election District 12
Zoned D.R. 5-5
Public Utilities existing in street
Scale 1" = 30'
Variance to permit a front setback of 50' to the center of Cornwall Road in lieu of the average 52.25'.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12 Date of Posting 7/30/79
Posted for: Petition for Variance
Petitioner: Garry T. Warble et ux
Location of property: 187.83' S. Cornwall Rd., 187.83' S. Mornington Rd.
Location of Signs: front of property (3108 Cornwall Rd.)
Remarks: _____
Posted by Bar. G. Gannon Date of return: 8/3/79
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 18 day of MAY 1979. Filing Fee \$ 25. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner WARBLE Submitted by MRS. WARBLE
Petitioner's Attorney _____ Reviewed by NPR

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>MPL</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: _____	Map # _____									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78795
DATE July 16, 1979 ACCOUNT #01-662
AMOUNT \$25.00
RECEIVED FROM: Jerilene L. Warble
FOR: Filing Fee for Case #30-39-A
740 JUL 17 25.00 MSC
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 83119
DATE August 16, 1979 ACCOUNT 01-662
AMOUNT \$62.00
RECEIVED FROM: Jerilene L. Warble
FOR: Advertising and Posting for Case No. 30-39-A
93 AUG 16 62.00 MSC
VALIDATION OR SIGNATURE OF CASHIER

